

082.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

682,900 / 682,900

USE VALUE:

682,900 / 682,900

ASSESSED:

682,900 / 682,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 34 | | SUNSET RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|--------------------------------|---------|
| Owner 1: HOLOWITZ ANTHONY/ETAL | |
| Owner 2: WRIGHT HILLARY M | |
| Owner 3: | |
| Street 1: 34 SUNSET RD | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | Own Occ: Y |

| | |
|---------------|-------|
| Postal: 02474 | Type: |
|---------------|-------|

| PREVIOUS OWNER |
|----------------|
| Owner 1: |
| Owner 2: |
| Street 1: |
| Twn/City: |
| St/Prov: |
| Postal: |

| | |
|---------------|-------|
| Postal: 02474 | Type: |
|---------------|-------|

| NARRATIVE DESCRIPTION |
|--|
| This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Asbestos Exterior and 1290 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS |
|-------------------------|
| Item Code Description % |
| Z R1 SINGLE FA 100 |
| o water |
| n Sewer |
| Census: Electri |
| Flood Haz: Exempt |
| D Topo |
| s Street |
| t Gas: |

| BUILDING PERMITS |
|---|
| Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment |
| 11/19/2018 1728 Insulate 2,000 C |
| 7/14/2017 867 Redo Kit 18,500 C |
| 5/21/2014 519 Manual 2,341 |
| 6/8/2011 561 Add Bath 9,310 TO BMT & REDO FFL |
| 10/27/2008 1355 Porch 4,300 |

| ACTIVITY INFORMATION |
|----------------------------------|
| Date Result By Name |
| 9/15/2018 MEAS&NOTICE HS Hanne S |
| 3/4/2009 Measured 189 PATRIOT |
| 2/10/2000 Inspected 276 PATRIOT |
| 1/12/2000 Mailer Sent |
| 1/12/2000 Measured 277 PATRIOT |
| 12/1/1981 KM |

| Sign: VERIFICATION OF VISIT NOT DATA |
|--------------------------------------|
| _____ / _____ / _____ |

| LAND SECTION (First 7 lines only) |
|--|
| Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes |
| Code Fact Price Units Type |
| 101 One Family 4608 Sq. Ft. Site 0 70. 1.21 6 |
| |
| |
| |
| |

| | | |
|---|---------|---------|
| 101 One Family 4608 Sq. Ft. Site 0 70. 1.21 6 | 390,769 | 390,800 |
|---|---------|---------|

| | | | | | | | | | | | | | | | | | |
|--|------------------|---------------------------|-------------------|----------------------|-------------------|-------------------------|-----|-----------------|------------|--------|-----|---------------|------|------------------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 15 - Old Style | 1H - 1 & 1/2 Sty | Full Bath: 1 | Rating: Average | A Bath: 1 | Rating: Very Good | | | | | | | | | 3 4 16 12 (64) | WDK | | |
| (Liv) Units: 1 | Total: 1 | 3/4 Bath: | Rating: | A 3QBth: | Rating: | | | | | | | | | 6 FFL (90) 15 10 | 4 | | |
| Foundation: 2 - Conc. Block | | 1/2 Bath: | Rating: | A HBth: | Rating: | | | | | | | | | 24 | | | |
| Frame: 1 - Wood | | OthrFix: | Rating: | | | | | | | | | | | | | | |
| Prime Wall: 5 - Asbestos | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | OTHER FEATURES | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | Kits: 1 | Rating: Average | A Kits: | Rating: | | | | | | | | | | | | |
| Color: GREEN | | Fpl: 1 | Rating: Average | WSFlue: | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | | | | | | | | | | | | | | |
| Year Blt: 1926 | | Eff Yr Blt: | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | | | | | | | | | | | | | | |
| Jurisdct: G12 | | Fact: . | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | DEPRECIATION | | | | | | | | | | | | | | | |
| Prim Int Wal 2 - Plaster | | Phys Cond: GD - Good | 18. % | Functional: | % | | | | | | | | | | | | |
| Sec Int Wall: | | Economic: | % | Special: | % | | | | | | | | | | | | |
| Partition: T - Typical | | Override: | % | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | Total: 18.6 % | | | | | | | | | | | | | | | |
| Sec Floors: 4 - Carpet | | 25 % | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | CALC SUMMARY | | | | | | | | | | | | | | | |
| Subfloor: | | Basic \$ / SQ: 135.00 | | | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | Size Adj.: 1.35000002 | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | Const Adj.: 0.93807817 | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | Adj \$ / SQ: 170.965 | | | | | | | | | | | | | | | |
| Int vs Ext: S | | Other Features: 90000 | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | Grade Factor: 1.00 | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | % AC: | | NBHD Mod: | | | | | | | | | | | | | | |
| % Heated: 100 | Solar HW: NO | | LUC Factor: 1.00 | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | Adj Total: 358155 | | | | | | | | | | | | | | |
| | | Depreciation: 66617 | | | | | | | | | | | | | | | |
| | | Depreciated Total: 291538 | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | | | | | | | | | | | | | | |
| Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| PARCEL ID 082.0-0004-0006.0 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 19 | Patio | D | Y | 1 | 10X10 | A | AV | 2010 | 6.00 | T | 7.2 | 101 | | | 600 | | 600 |
| More: N | | Total Yard Items: | | 600 | | Total Special Features: | | | | Total: | | 600 | | | | | |
| RESIDENTIAL GRID | | | | | | | | | | | | | | | | | |
| CONDO INFORMATION | | | | | | | | | | | | | | | | | |
| REMODELING | | | | | | | | | | | | | | | | | |
| RES BREAKDOWN | | | | | | | | | | | | | | | | | |
| SUB AREA | | | | | | | | | | | | | | | | | |
| SUB AREA DETAIL | | | | | | | | | | | | | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |